

United States Bankruptcy Court
Eastern District of Virginia
Alexandria Division
200 South Washington Street
Alexandria, VA 22314

Case Number 25-11181-BFK
Chapter 7

In re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

GMS Sunset LLC
1141 Elden Street, Ste. 224
Herndon, VA 20170

Last four digits of Social-Security or Individual Taxpayer-Identification (ITIN) No(s). (if any):

Debtor: NA

Employer Tax-Identification (EIN) No(s). (if any):

Debtor: 33-1060039

**NOTICE OF NEED TO FILE PROOF OF CLAIM
DUE TO RECOVERY OF ASSETS**

NOTICE IS GIVEN THAT:

The initial notice in this case instructed creditors that it was not necessary to file a proof of claim. Since that notice was sent, assets have been recovered by the trustee.

Creditors who wish to share in any distribution of funds must file a proof of claim with the clerk of the bankruptcy court at the address below on or before:

Date: February 26, 2026

Creditors who do not file a proof of claim on or before this date might not share in any distribution from the debtor's estate.

A proof of claim form may be obtained at www.uscourts.gov or any bankruptcy clerk's office. It may be filed by regular mail. To receive acknowledgment of your filing, you may either enclose a stamped self-addressed envelope and a copy of this proof of claim or you may access the court's PACER system (www.pacer.uscourts.gov) to view your filed proof of claim.

Effective November 1, 2022, the Court's Electronic Proof of Claim (ePOC) application may be used by a claimant or claimant's agent to file a Proof of Claim electronically via the Court's internet web home page, www.vaeb.uscourts.gov. No ECF registrant login or password is required to file a proof of claim in this manner.

There is no fee for filing the proof of claim

Any creditor who already has filed a proof of claim need not file another proof of claim.

DATED: November 26, 2025

Address of the Bankruptcy Court
200 South Washington Street
Alexandria, VA 22314

For the Court,

Charri S Stewart, Clerk
United States Bankruptcy Court

In re:
GMS Sunset LLC
Debtor

Case No. 25-11181-BFK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0422-9
Date Rcvd: Nov 26, 2025

User: LaurenLaf
Form ID: 2040

Page 1 of 2
Total Noticed: 16

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 28, 2025:

Recip ID	Recipient Name and Address
db	+ GMS Sunset LLC, 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572
cr	+ Sunset Business Condominium Association, c/o Rees Broome, PC, 1900 Gallows Road, Suite 700, Tysons Corner, VA 22182-3886
16742024	+ Amphora Bakery Inc., 294 Sunset Park Dr, Herndon, VA 20170-5219
16742025	+ Business Finance Group, Inc., Richard A. DuBose, One South Street Suite 2200, Baltimore, MD 21202-3281
16742026	+ County of Fairfax DTA, 12000 Government Center Pkwy, Fairfax, VA 22035-0002
16742027	+ Diner DX Inc., 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572
16742028	+ George Cholakis, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742030	+ Maria Cholakis, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742031	+ Richard A. Dubose, Gebhardt & Smith, One South St Ste 2200, Baltimore, MD 21202-3343
16742032	+ Steve Bilidas, 1141 Elden St., STE 224, Herndon, VA 20170-5572
16742033	+ Sunset Business Park Condo Assn, c/o Rees Broome, 1900 Gallows Road STE 700, Vienna, VA 22182-3886

TOTAL: 11

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
16744917	+ Email/Text: va_tax_bk@harriscollect.com	Nov 27 2025 01:27:00	Commonwealth of Virginia Department of Taxation, Department of Taxation, PO BOX 2156, Richmond, VA 23218-2156
16742029	+ EDI: IRS.COM	Nov 27 2025 06:05:00	Internal Revenue Service, PO Box 7346, Philadelphia, PA 19101-7346
16742034	+ Email/Text: town.attorney@herndon-va.gov	Nov 27 2025 01:26:00	Town of Herndon, PO Box 427, Herndon, VA 20172-0427
16743701	Email/Text: atltreorg@sec.gov	Nov 27 2025 01:26:00	U.S. Securities and Exchange Commission,, Office of Reorganization,, 950 East Paces Ferry Road, Suite 900,, Atlanta, GA 30326-1382
16742035	+ Email/Text: va_tax_bk@harriscollect.com	Nov 27 2025 01:27:00	Va Dept of Taxation, PO Box 1115, Richmond, VA 23218-1115

TOTAL: 5

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
aty		Reitler Kailas & Rosenblatt LLP
cr		Business Finance Group, Inc.
RE		Stephen Karbelk
cr		United States of America, Internal Revenue Service
desig	*+	Steve Bilidas, 1141 Elden Street, Ste. 224, Herndon, VA 20170-5572

TOTAL: 4 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

District/off: 0422-9

User: LaurenLaf

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Date Rcvd: Nov 26, 2025

Form ID: 2040

Total Noticed: 16

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 28, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 26, 2025 at the address(es) listed below:

Name	Email Address
Daniel M. Press	on behalf of Debtor GMS Sunset LLC dpress@chung-press.com pressdm@gmail.com;danpress@recap.email
David N. Tabakin	on behalf of Trustee Lauren Friend McKelvey dtabakin@reitlerlaw.com jyoung@reitlerlaw.com
Erik W. Fox	on behalf of Creditor Sunset Business Condominium Association efox@reesbroome.com rhurley@reesbroome.com;jwade@reesbroome.com
Jack Frankel	on behalf of U.S. Trustee Matthew W. Cheney jack.i.frankel@usdoj.gov USTPRegion04.ax.ecf@usdoj.gov;Robert.W.Ours@usdoj.gov
Lauren Friend McKelvey	vatrustee@reitlerlaw.com LFM@trustesolutions.net
Matthew W. Cheney	ustpreion04.ax.ecf@usdoj.gov
Richard Ashford DuBose, III	on behalf of Creditor Business Finance Group Inc. rdubo@gebsmith.com, dfont@gebsmith.com
Robert P. McIntosh	on behalf of Creditor United States of America Internal Revenue Service Robert.McIntosh@usdoj.gov, USAVAE.RIC.ECF.CIVIL@usdoj.gov;Ramona.ONeil@usdoj.gov;CaseView.ECF@usdoj.gov

TOTAL: 8